Name and Address of New Owner:
Katelyn Horn
4010 Ridgemont Dr.
Nashville, TN 37207

Send Tax Statements To:
New Owner
" "
" "

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20061159

Map and Parcel: 041-10-0-037.00

Karen Johnson Davidson County
Batch# 438459 DEEDWARR
07/16/2020 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200716-0077748

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Michelle Cripps**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Katelyn Horn, a single woman**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Lots Nos. 477-A and 477-B Bellshire Estates, Section "B" of record in Book 11190, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James K. Handy, an unmarried man by Warranty Deed from Jennifer Michelle Cripps and Jennie Joanna Camp of record in Instrument No. 20100602-0042317, Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 02, 2010. The said James K. Handy died testate on July 21, 2015, and pursuant to the Last Will and Testament of James K. Handy, the devisee of said estate is Jennifer Michelle Cripps.

Being the same property conveyed to Jennifer Michelle Cripps by Executors Quitclaim Deed from Jennifer Michelle Cripps, duly-appointed Executor of the Estate of James Kenneth Handy of record in Instrument No. 20160603-0055965, Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on June 03, 2016.

This conveyance is subject to the following: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4010 Ridgemont Dr., Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of July, 2020.

Jennifer Michelle Cripps

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer Michelle Cripps with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th of July, 2020.

Notary Public
My Commission Expires: 04/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00.

Affiant Signature

Subscribed and sworn to before me, this 13th day of July, 2020.

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Notary Public
My Commission Expires: May 7, 2024

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY